

LEGAL DESCRIPTION.

PARCEL A:

LOT 2 OF SNOHOMISH COUNTY SHORT PLAT NUMBER 127 (4-86) AS RECORDED UNDER RECORDING NUMBER 8706030146, RECORDS OF SNOHOMISH COUNTY. **WASHINGTON:**

TOGETHER WITH THAT PORTION OF TRACT 5 OF HIGHWAY HOME SITES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 93, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 618.06 FEET OF TRACT 4 OF SAID PLAT; THENCE NORTH ALONG THE NORTH EXTENSION OF THE WEST LINE THEREOF, A DISTANCE OF 4.60 FEET TO AN EXISTING WIRE AND POST FENCE LINE THAT IS IN FAIR CONDITION: THENCE EAST ALONG SAID WIRE AND POST FENCE LINE. A DISTANCE OF 256 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTH EXTENSION OF THE EAST LINE OF THE WEST 256.00 FEET OF SAID EAST 618.06 FEET; THENCE SOUTH, ALONG EXTENSION OF THE EAST LINE THEREOF A DISTANCE OF 5.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST 256.00 FEET OF THE EAST 618.06 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 256.18 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE SOUTH 30 FEET OF THE EAST 362 FEET OF SNOHOMISH COUNTY SHORT PLAT NUMBER 127 (4-86) ACCORDING TO SHORT PLAT RECORDED JUNE 3. 1987 UNDER RECORDING NUMBER 8706030146, RECORDS OF SNOHOMISH COUNTY,

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS. CABLES. PIPES, AND WRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC. WATER, SEWER, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.



PORT'N SE1/4, NE1/4, SEC.20, TWP.31N, RGE.5E, W.M.

CONDITIONS AND RESTRICTIONS

RIGHTS OF PARTIES IN POSSESSION AND CLAIMS THAT MAY BE ASSERTED UNDER UNRECORDED INSTRUMENTS, IF ANY.

SUBJECT TO A DEED OF TRUST TO SECURE AN INDEBTNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF RECORDED UNDER RECORDING NUMBER 200609151037.

. SUBJECT TO RESTRICTIONS, CONDITIONS AND COVENANTS AND THE TERMS AND CONDITIONS THEREOF, OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS RECORDED UNDER RECORDING NUMBER 791339, VOLUME 352, PAGE 65.

SUBJECT TO RESTRICTIONS, CONDITIONS AND COVENANTS AND THE TERMS AND CONDITIONS THEREOF, OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO -- HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS RECORDED ŪNDER RECORDING NUMBER 794401, VOLUME 354, PAGE 479.

5. SUBJECT TO TERMS, COVENANTS, CONDITIONS AND/OR OBLIGATIONS OF LAND USE PERMIT BINDER RECORDED JUNDER RECORDING NUMBER 8608040236.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR INGRESS, EGRESS AND UTILITIES ON THE SOUTHERN PORTION OF THE PROPERTY RECORDED UNDER RECORDING NUMBER 8706120266 AND THE EASEMENT MODIFICATION AGREEMENT-RECORDED UNDER 200308011492.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR ELECTRIC DISTRIBUTION LINE FACILITIES ON THE SOUTH 30.00 FEET RECORDED UNDER RECORDING NUMBER 8711130265.

SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE ARLINGTON REGOVERY CONTRACT RECORDED UNDER RECORDING NUMBER 2000**04180317.**

_-SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE LATECOMER'S- AGREEMENT RECORDED UNDER RECORDING NUMBER 200104300651.

10. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, NOTES AND RECITALS, IE ANY, CONTAINED ON SHORT PLAT NUMBER 127 (4-86), RECORDED UNDER RECORDING NUMBER 8706030146, AMENDING THE EASEMENT_BY EASEMENT MODIFICATION AGREEMENT RECORDED UNDER RECORDING NUMBER 200308011492.

11. SUBJECT TO AN EASEMENT OF INGRESS, EGRESS AND UTILITES RECORDED UNDER RECORDING NUMBER 1999112250Q4, -SAID EASEMENT WAS ALSO DELINEATED ON THAT CERTAIN SURVEY RECORDED UNDER RECORDING NUMBER 200001205004.

12. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, NOTES AND RECITALS, IF ANY, CONTAINED IN BOUNDARY LINE ADJUSTMENT FILE NUMBER Z-06-054-BLA, RECORDED UNDER RECORDING NUMBER -200707105219: - -

13. IMPACT FEES, BASED ON THE CURRENT AMOUNT, WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR SCHOOLS, CITY TRAFFIC, CLTY NEIGHBORHOOD /MINI-PARKS AND CITY COMMUNITY PARKS.

14. IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT-ARE BASED ON 8 NEW DWELLING UNITS. IF MORE THAN 8 NEW DWELLING UNITS ARE CONSTRUCTED ON - -THE 9 LOTS, THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE-LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

15. A PERPETUAL EASEMENT AND RIGHT-OF WAY IS HEREBY GRANTED TO. THE CITY, OF ARLINGTON, STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS ("GRANTEE"), E FOR USE AND BENEFIT OF THE PUBLIC, OVER THE PLAT STARTING AT 287 MEAN SEA -----LEVEL (MSL), FOR THE PURPOSE OF THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED FOR THE PURPOSE OF THIS INSTRUMENT AS ANY DEVICE NOW KNOWN OR HEREINAFTER INVENTED, USED OR DESIGNATED FOR NAVIGATION OF, OR FLIGHT IN THE AIR) BY WHOMSOEVER OWNED AND OPERATED IN THE AIR SPACE TO AN INFINITE HEIGHT ABOVE THE SURFACE OF THE GRANTOR'S PROPERTY. TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE NOISE, VIBRATION AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM. OR OPERATED AT, OR ON ARLINGTON MUNICIPAL AIRPORT, LOCATED IN SNOHOMISH COUNTY, STATE OF WASHINGTON. UPON SAID PROPERTY, NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED WHICH WILL INTERFERE IN ANY WAY WITH THE SAFE OPERATION OF AIRCRAFT IN THE AIR SPACE OVER THE LAND DESCRIBED HEREIN OR AT OR ON THE ARLINGTON MUNICIPAL AIRPORT.

16. SUBJECT TO SNOHOMISH COUNTY P.U.D. NO. 1 AND FRONTIER COMMUNICATIONS NORTHWEST, INC. ELECTRIC DISTRIBUTION LINE FACILITIES EASEMENT, A.F. NO. 201009140753.

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

CERTIFICATE OF SUBDIVISION APPROVAL-

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTER WITHIN 60 DAYS OF THE DATE BELOW.

COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON _ DAY OF_

m	ac acut	Lan	مرسور و	
MAYOR	against			
/ 4	.9-10			 -

CERTIFICATE OF CITY TREASURER

FINANCE DIRECTOR/CITY TREASURER

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND -_DISCHARGED, INCLUDING 2010 TAXES.

- EXAMINED THIS THIS DAY OF CO	nact 2010 Lecember
	0047250000403
SNOHOMISH COUNTY TREASURER	
Mul Auso	
BY: DEPUTY COUNTY TREASURER	

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CASCADE SURVEYING & ENGINEERING, INC., THIS 1/2 DAY OF December, 2010, AT 50 MINUTES PAST [O'CLOCK, AND RECORDED IN VOLUME ____ OF SHORT PLATS, ON PAGE(S) RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON.

SNOHOMISH COUNTY AUDITOR

_ - U: \18872\DWG\FINAL PLAT\18872-FSP.DWG (SHEET 1)

20101210500

Engineers

Planners Surveyors

ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360)435-5551

PORT'N SE1/4, NE1/4, SEC.20, TWP:31N, RGE.5E, W.M.

JOB# 18872 DRAWN BY: LAF ___FIELD BOOK #_ DATE: 7/8/2010 REVISED: 11/8/2010 CHECKED BY: WJL

CASCADE SURVEYING ENGINE ERING.

SPECTRUM SHORT PLAT CITY OF ARLINGTON FILE NO. Z-07-004-SP

PORT'N SE1/4, NE1/4, SEC.20, TWP.31N, RGE.5E, W.M.

CERTIFICATE OF GWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY-OF ARLINGTON, THAT-I HEREBY-FREELY ADOPT - - - - THIS PLAN OF SUBDIVISION AND BEDICATE TO THE PUBLIC USE ALL AREAS -SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN_SPACE, -AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A-PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN- --_ -SUCH OTHER USE IS APPROVED BY THE ARLINGTON_CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF -ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES -AGAINST ANY - ' GOVERNMENTAL AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

SPECTRUM DEVELOPEMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY-

yNos Court

UNION BANK

DATE:

12/7-10

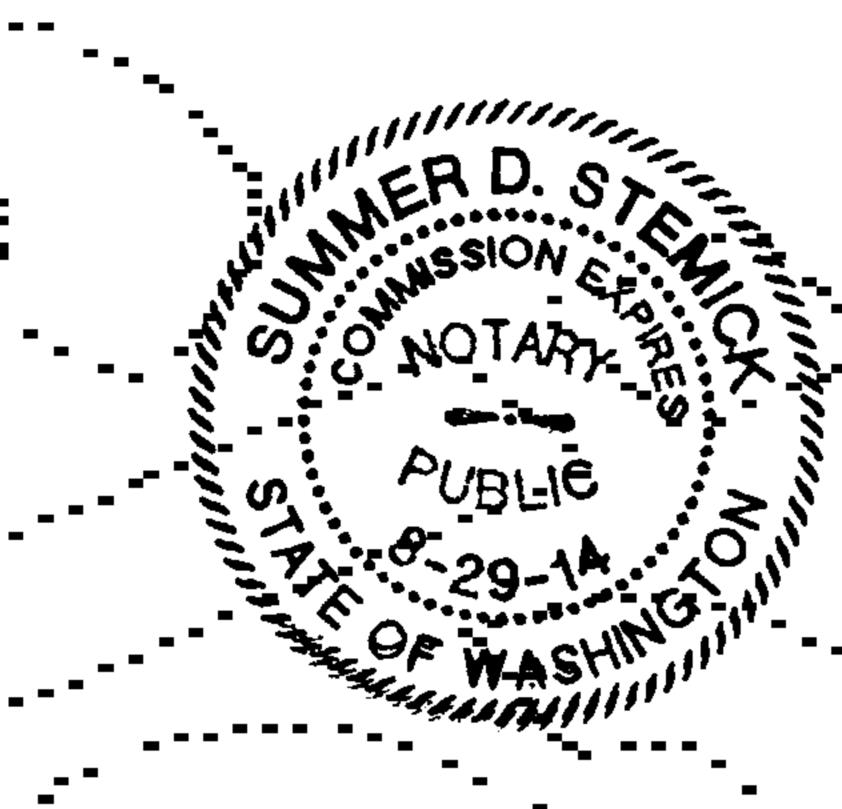
ACKNOWLEDGMENT-

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH

"I_CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT 100005 N. Cove is THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE ---SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO ---EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE NICE PRESIDENT OF UNION BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: December 7th 2010



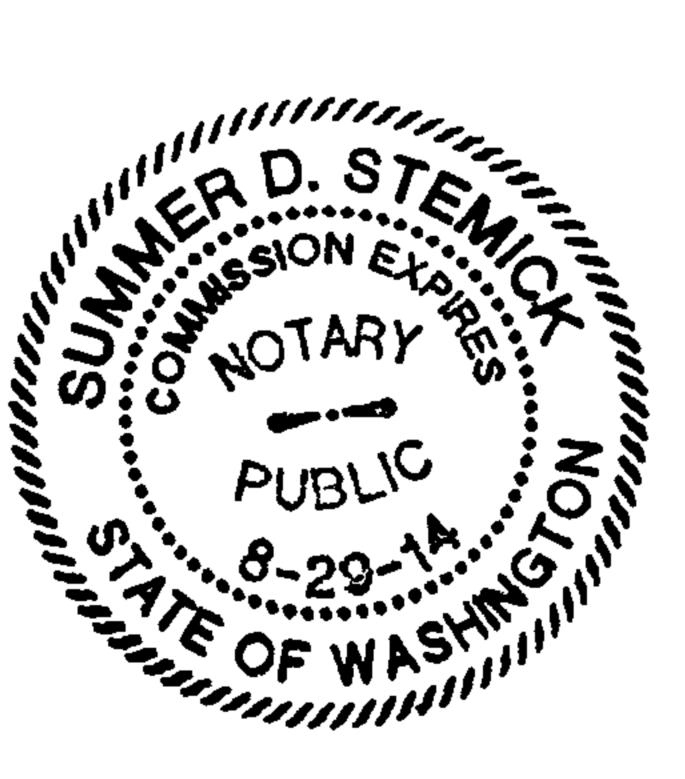
(NOTARY NAME TO BE PRINTED) MY APPOINTMENT EXPIRES: 8129114

STATE OF WASHINGTON

- ---

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GUY MAHAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT-HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF SPECTRUM DEVELOPEMENT WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED-IN THE INSTRUMENT. -



(NOTARY NAME TO BE PRINTED)

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10:,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITHIN EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN VOLUME 9 OF PLATS, PAGE 26, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 214 DAY OF NOVEMBER. 2010.

REGISTRATION NUMBER

AUDITOR'S FILE NO. 20101210506

Engineers

ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360)435-5551 FAX 435-4012

U: \18872\DWG\FINAL PLAT\18872=FSP.DWG (SHEET 2)

CASCADE SURVEYING ENGINEERING, INC.



Planners

PORT'N SE1/4, NE1/4, SEC.20, TWP.31N, RGE.5E, W.M. JOB# 18872 DRAWN BY: LAF FIELD BOOK # --DATE: 7/8/2010 REVISED: 11/8/2010 CHECKED BY: WJL -

